

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MARDIGAN STEPHEN E

Located at

161 MARLBOROUGH RD (Lot 2- 151
Marlborough Rd)

PERMIT ID: 2016-00455

ISSUE DATE: 03/24/2016

CBL: 410 D016001

has permission to **For the construction of a new single-family home - 26' x 32' Cape with full dormer, with a 10' x 12' mudroom & 6' x 11' porch(Lot 2 - 161 Marlborough Rd).**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petruccelli

/s/ Tammy Munson

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Single family

Building Inspections

Use Group: R-3

Type: 5B

Single Family

ENTIRE

IRC 09

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Certificate of Occupancy/Final
Final - DRC
Site VISIT

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00455	Date Applied For: 02/26/2016	CBL: 410 D016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single-Family Home (161 Marlborough Rd - Lot 2)		Proposed Project Description: For the construction of a new single-family home - 26' x 32' Cape with full dormer, with a 10' x 12' mudroom & 6' x 11' porch (Lot 2 - 161 Marlborough Rd).		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/23/2016	
Note: R-3 Zone Partial daylight basement - more than half of the basement is below the average grade 32' x 26' = 832 sf 10' x 12' = 120 sf 6' x 11' = 66 sf 4' x 5' = 20 sf Total = 1038 sf				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the front and side setbacks of the proposed structure, it may be required to be located by a surveyor. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) Our office will need a copy of the recorded deed for this lot before the certificate of occupancy is issued. 5) Separate permits shall be required for future decks, sheds, pools, and/or garages. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 03/11/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 5) The attic scuttle opening must be 22" x 30". 6) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. 7) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 03/11/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				

PERMIT ID: 2016-00455

Located at: 161 MARLBOROUGH RD (Lot 2-

CBL: 410 D016001

- 8) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 9) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 10) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 11) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 12) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)